

**PLANNING COMMISSION MEETING  
THURSDAY, MARCH 24, 2022**

**DOCUMENTS RECEIVED AFTER  
PUBLISHED AGENDA**

## **Staff Responses to Commissioners' Questions**



**March 24, 2022– Planning Commission Questions**

ITEM #	QUESTION	STAFF RESPONSE
1	Is there any substantive difference between p. 7 & 8 on Attachment V?	No. These pages appear to be duplicative.
1	On Page 5 of the Staff Report the last sentence of the third full paragraph states that the ADUs would be deed restricted for low-income households. Elsewhere it states that the restriction is for very low-income households. Which is correct?	The project is proposing that the ADUs be deed-restricted for very low income households.

## **ITEM #1 PH 22-005**

**Proposed Development of a New Residential Subdivision with 74 New Single-Family Homes and Eighteen Accessory Dwelling Units and Related Site Improvements Requiring Approval of Zone Change and Tentative Tract (Application No. 202003054) Located at Bunker Hill Drive and Maitland Drive (Caltrans Parcel Group 5)**

### **PUBLIC COMMENTS**

**From:** Debbie Frederick <[REDACTED]>  
**Sent:** Thursday, March 24, 2022 2:27 PM  
**To:** CityClerk <[CityClerk@hayward-ca.gov](mailto:CityClerk@hayward-ca.gov)>  
**Cc:** Leigha Schmidt <[Leigha.Schmidt@hayward-ca.gov](mailto:Leigha.Schmidt@hayward-ca.gov)>; Jennifer Ott <[Jennifer.Ott@hayward-ca.gov](mailto:Jennifer.Ott@hayward-ca.gov)>; 'Pamela Nieting' <[REDACTED]>; Thomas Birt <[REDACTED]>  
**Subject:** Planning Commission item PH22-005, for Commission distribution today (3/24)

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Greetings, to our Hayward City Clerk & Planning Commission:

As a City resident **within** the area of the PH22-005, "Parcel 5", (here in my home since 1989), I wish to share comments on this development proposal. I appreciate this opportunity, here in writing, (and, I anticipate, as Public Comment during the March 24 Planning Commission meeting):

I do respect the need for increased housing in Hayward, and have appreciated the City Staff and Trumark's periodic group and individual communications. Those four of us living in the midst of this project are committed to on-going collaboration for the success of a quality new housing area in our Hayward Hills.

In that spirit, I here share some observations & suggestions, some as even potential problems for my forthcoming new neighbors:

1 – The increased on-street parking necessitated by the recent increase in numbers of ADUs should be equitably dispersed, to include some along Bunker Hill Ct. To fully line the west end of my Bunker Hill Blvd property with on-street parking is not just inequitable, but also a disservice to my new neighbors on Bunker Hill Ct. They will want their visitors to park at least on their street, not up and along on a different street. There IS room at the bottom/west end of Bunker Hill Ct to allow a driveway for firetruck turn-arounds. Additionally, the driveway of Tom and Bernadette Birt is at the entrance to Bunker Hill Ct. This intersection is also along a prominent curve in Bunker Hill Blvd, as it will be put through to Carlos Bee Blvd- creating quite a bottle neck, if Bunker Hill Blvd is also lined along there with on-street parking. This concern has been specifically endorsed also by Mr. & Mrs. Birt.

2 - This has been a semi-rural neighborhood, abutting a beautiful backdrop of gracious and tall eucalyptus along the west edge of Cal State "Hayward"; also with riparian ravines at both the north and south edges of this Parcel. However, the proposal, as best I have been able to inquiry and learn, is not saving any of our majestic heritage-level trees. Please see the two tree photos, as attached. The eucalyptus is on lot 15, just next to my home; I do sadly understand it would be too hard to preserve with the new home construction, but the London Plane tree in the first picture, (on Lot 14, with silver tag 134, blue tag 380), is only 13 feet from my "field" property line, and is over 60 ft. from the NE edge of that lot line. It has a two foot diameter, and is so prominently majestic, it would be appropriate for Trumark's logo of this new development. It should be preserved, not bulldozed.

3-Staying with the nature of this area, I have to comment, actually protest, to the now proposed "contemporary" design of these new homes. They are "concrete behemoths", quite contrary to the images Trumark proposed to the City, (& shared with our neighborhood) over a year ago. They then

showed homes with no backyard fencing, (likely mandating any lot fencing by the new homeowners to be “view”-type fencing); but the new drawing show homes so close together, “view” fencing would be a moot point. These “contemporary” structures belong across from the San Francisco Moscone Center, not blemishing our Hayward Hills.

4 – Finally, I wish to share that I have offered, (in one case literally, and specifically, and in a second case functionally), to donate two separate sections of my property to this new home development, both of which Trumark has declined. My property was deeded an easement, just along the east edge of the proposed Lot 15, to access my detached garage. This segment, til the sale of my home to me in 2013, was legally and officially part of Bunker Hill Blvd, with two homes just south past my garage, on then the true end of Bunker Hill Blvd. I have offered to return this easement, to allow a very logical & environmentally sensitive access to the new Lot 15, (which currently has a massive amount of grading necessary, to create a VERY sharp uphill driveway, from the “front” of Bunker Hill Blvd). However, Trumark has declined.

To much more of my surprise, Trumark has declined my functional offer to donate most of the “shell-shaped” segment of my property to the new HOA, as a small neighborhood park. I did hope for narrow easements along my living area/rectangular segment of my property, (as in 1966 it was “squeezed-in” between two much older homes). However, Trumark also has declined this. I do not intend to have this open field of mine, (which has a 180-degree Bay View, & cries out to be a tiny gathering spot for our neighborhood), a blemish to our new neighborhood, but I will not be landscaping it, nor constructing or allowing any structures to be built upon it.

Again, in the spirit of supporting a quality new housing area in our Hayward Hills.

Regards, Debbie Frederick, Bunker Hill Blvd, Hayward



